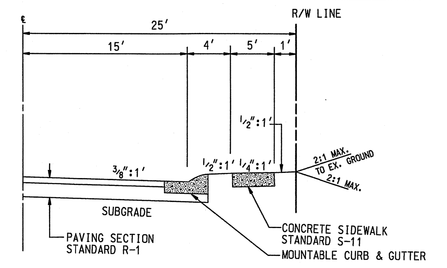
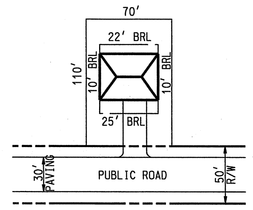


1. FOR COMMUNITIES WHERE LOT SIZE<20,000 SQ. FT. AND/OR ROAD IS CONNECTED TO NEIGHBORHOOD WITH CLOSED SECTION SUB-COLLECTOR AND ACCESS ROADS.
2. UNSURFACED AREAS WITHIN THE RIGHT-OF-WAY SHALL RECEIVE A MINIMUM SURFACE TREATMENT OF 2" TOPSOIL, SEED AND MULCH.

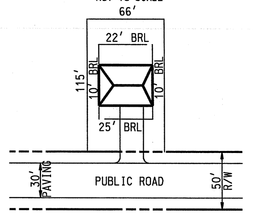
TYPICAL ROAD SECTIONS

NOT TO SCALE



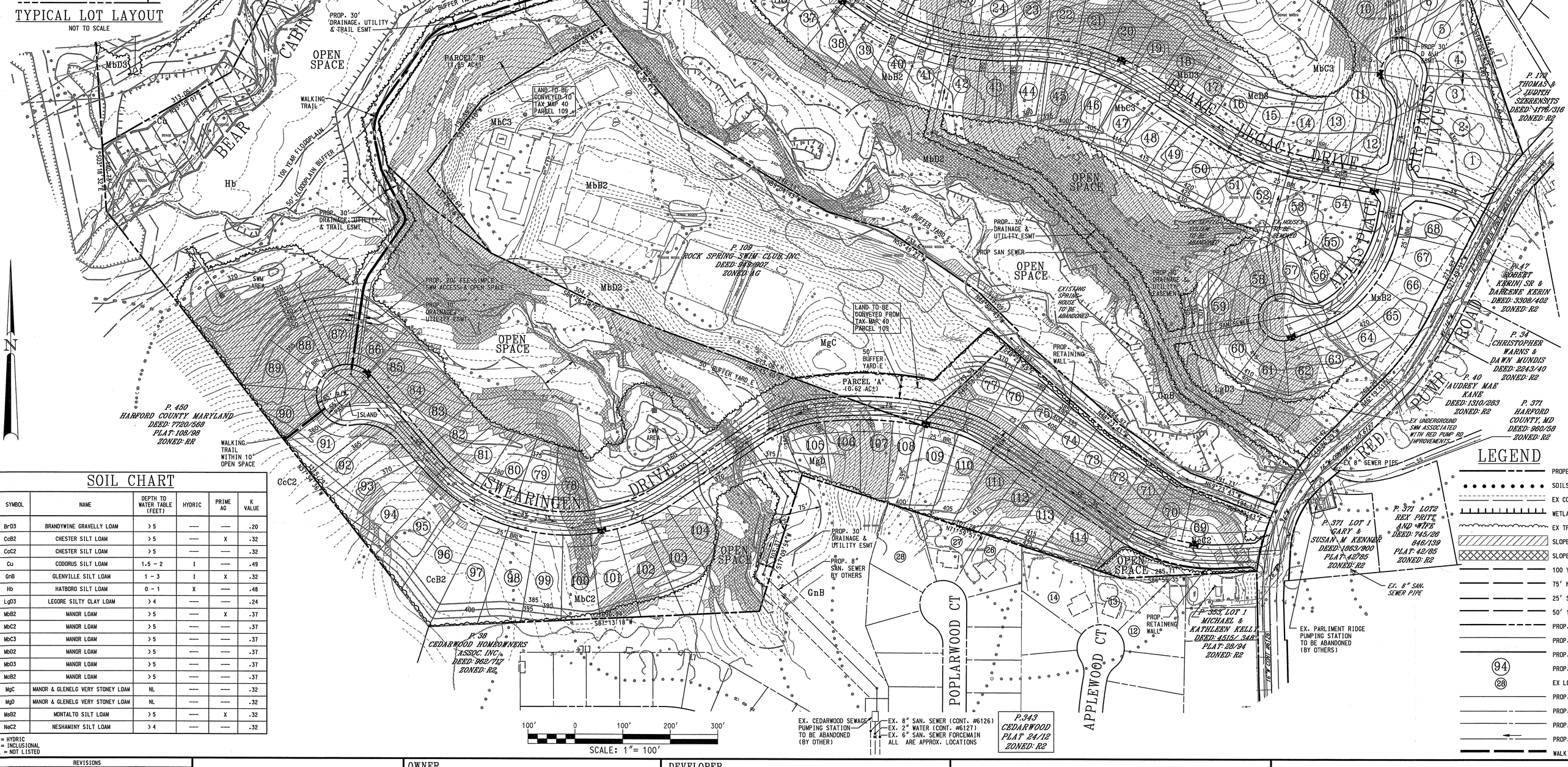
TYPICAL LOT LAYOUT

NOT TO SCALE



TYPICAL LOT LAYOUT

NOT TO SCALE

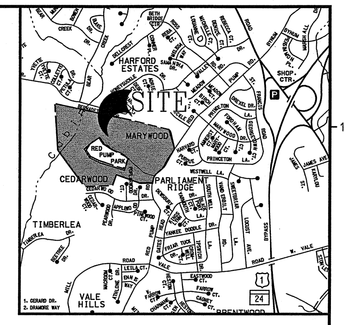


LOTS WITHIN PARCEL 343

LOT	OWNER	DEED REF	ZONED
28	CHARLES & JANET PYLES	1294/482	R2
27	GEROGE & LAURIE JANKIEWICZ	1415/536	R2
26	WALTER MUELLER & WF	955/243	R2
14	ROBERT & ERIN HEUSER	3081/669	R2
13	LARRY & DIANE DIBITONTO	2866/555	R2
12	MARK & MICHELLE HORNER	5005/706	R2

LOTS WITHIN PARCEL 325

LOT	OWNER	DEED REF	ZONED
36	RONALD PETERS & WF	807/36 864/149	R2
37	MICHAEL WILLIAMS	3793/166	R2
38	ALLAN & LYNN HILLYARD	2483/973	R2
39	ELAINE ZIEGLER	1814/252	R2
40	BERNARD MITREGA & WF	867/855	R2
41	JAMES RITTER & WF	960/347	R2
42	DONALD MYERS & WF	832/147	R2
43	DONNA DEHART	5458/265	R2
44	LISA ANN MYERS	3885/95	R2
45	KENNETH & ANNA M McNEELEY	1249/93	R2
46	GRETCHEN JOSEPH	3659/337	R2
166	MARION KARPOWICZ & WF	821/1	R2
329	HARFORD CO. METRO COMM.	780/94	R2
167	GILBERT & JANE K MOORE	1214/346	R2
168	SANDRA HORVATH	6992/574	R2
169	WILLIAM BARRY	1818/934	R2
170	GEORGE & KELLY O'HARA	4676/388	R2
171	WARREN & BARBARA MATTHEWS	1198/864	R2
172	THOMAS & MARY FINEAGAN	1080/380	R2
173	MICHAEL & SHARON DUGGAN	1835/43	R2
174	PAUL A & JEANINE VECCHIONI	4338/317	R2



VICINITY MAP

1"=2000'

DEVELOPMENT SUMMARY

PREMISES ADDRESS: 452 RED PUMP ROAD
BEL AIR, MARYLAND 21014-1942

TAX MAP: 40 PARCEL: 41

DEED REFERENCE: 2370/148

GROSS SITE ACREAGE: 81.36 AC
PARCEL 'A': + 0.62 AC
(LAND TO BE CONVEYED FROM TAX MAP 40 PARCEL 109)
PARCEL 'B': - 1.85 AC
(LAND TO BE CONVEYED TO TAX MAP 40 PARCEL 109)
TOTAL SITE AREA: 80.13 AC

ZONING: R1 (RESIDENTIAL)

EXISTING USE: AGRICULTURAL

PROPOSED USE: R1 CDS WARD ADJUSTMENT
114 SINGLE FAMILY DETACHED LOTS & 1 LOT FOR THE PROPOSED BEAR CABIN BRANCH SEWAGE PUMPING STATION

DENSITY ALLOWED: 2.0 DWELLING UNITS/AC = 160 DU'S. PERMITTED
DENSITY PROPOSED: 114 DU'S (1.4 DU'S/AC)

SETBACKS:

MIN PARCEL AREA:	5 ACRES
MIN LOT AREA:	7,500 SF
MIN LOT WIDTH:	55 FEET
FRONT YARD SETBACK:	25 FEET
SIDE YARD SETBACK:	6 FEET (TOTAL OF 20)
REAR YARD SETBACK:	22 FEET*
MAX BLDG HEIGHT:	3 STORIES

* REDUCE TO 20 FT ADJ TO NRD AREA

PARKING:

PARKING REQUIRED: 2 SPACES/ DWELLING UNIT

OPEN SPACE:

80.13 ACRES @ 10% = 8.01 ACRES REQUIRED
± 46.73 AC @ 58.3% PROVIDED

ACTIVE OPEN SPACE:

8.01 ACRES @ 50% (OF REQUIRED OS) = 4.01 ACRES REQUIRED
FEE-IN-LIEU OF $200,500 TO BE PROVIDED @ $50,000/ACRE

100 YEAR FLOODPLAIN: ± 9.45 AC

NATURAL RESOURCE DISTRICT (NRD): ± 25.53 AC (31.9%)

PHASING:

PHASE I - LOT 1-68 PLUS LOT 115
PHASE II - LOT 69-114

PLAN TYPE	P
PLAN NO.	10-003
SERIES NO.	1
DATE	1-6-10
DAC/DUE	2-3-10

NOTES

1. BOUNDARY INFORMATION IS FROM SURVEY PERFORMED BY FWA, INC. MAY 5, 2002.
2. AERIAL TOPOGRAPHY IS PROVIDED BY VIRGINIA RESOURCE, MAPPING AND GROUND CONTROLS BY FWA, INC., JANUARY 25, 2002.
3. 100 YEAR FLOODPLAIN INFORMATION FROM FEMA PANEL NO. 24025C0142D, JANUARY 7, 2000.
4. WETLANDS HAVE BEEN FIELD DELINEATED BY FREDERICK WARD ASSOCIATES, INC. FEBRUARY 2002.
5. AN FSD PLAN PREPARED BY FWA HAS BEEN APPROVED BY HARFORD COUNTY PLANNING AND ZONING DEPARTMENT (DATED 02/10/03). A REVISED FCP IS SUBMITTED AS PART OF THE PRELIMINARY SUBDIVISION PLAN PACKAGE.
6. THE PROJECT WILL BE SERVED BY HARFORD COUNTY PUBLIC WATER AND SEWER.
7. STORM WATER MANAGEMENT WILL BE ADDRESSED BY ADHERING TO THE 2000 DESIGN MANUAL.
8. THIS PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
9. A REVISED TRAFFIC IMPACT ANALYSIS WILL BE SUBMITTED TO THE COUNTY AS PART OF THE PRELIMINARY PLAN PACKAGE.
10. A PREVIOUS CONCEPT PLAN HAS BEEN APPROVED BY HARFORD COUNTY (PLAN NO. CO3-021-3, DATED 04/04/08).
11. ALL SANITARY SEWER SHALL BE DETERMINED DURING FINAL DESIGN.
12. ALL WATER MAIN SHALL BE 8" DIP UNLESS OTHERWISE NOTED.
13. FORCE MAIN SIZE AND MATERIAL TO BE DETERMINED DURING ENGINEERING DESIGN.
14. STORM DRAIN SIZE AND MATERIAL TO BE DETERMINED DURING ENGINEERING DESIGN.
15. A KNOWN BOG TURTLE HABITAT IS LOCATED ON THE SOUTH SIDE OF THE PROPERTY ALONG BEAR CARBIN BRANCH ON THE CLARK FARM LLC PROPERTY.1
16. FINAL LOCATIONS OF FIRE HYDRANTS, VALVES, WATER LINES, AND PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
17. SIGHT DISTANCE FOR 35 MPH DESIGN SPEED FOR THE INTERSECTION OF BLAKES LEGACY DRIVE AND RED PUMP ROAD WAS VERIFIED AND THE RESULTS HAVE BEEN SUBMITTED TO THE COUNTY.
18. A PHASE I ENVIRONMENTAL ASSESSMENT WAS PERFORMED BY FWA DATED JAN 2003 AND A PHASE II ENVIRONMENTAL ASSESSMENT WAS PERFORMED BY FWA DATED JAN 2008 THE RESULTS WERE SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW.
19. A DEMOLITION PERMIT WILL BE ACQUIRED FOR ALL BUILDINGS TO BE RAZED INCLUDING ALL WELLS AND SEPTIC SYSTEMS.
20. ANY BUILDING TO BE RAZED WILL REQUIRE A DEMOLITION PERMIT THAT IS SECURED THROUGH THE DEPARTMENT OF PLANNING AND ZONING. ALL ASPECTS OF THE DEMOLITION WORK MUST BE REVIEWED, APPROVED AND COMPLETED TO THE SATISFACTION OF THE HEALTH DEPARTMENT. THIS INCLUDES THE ABANDONMENT OF ANY WELLS AND SEPTIC SYSTEMS, AND THE FORWARDING OF ANY DOCUMENTATION CONCERNING THE DEMOLITION WORK. IF THERE ARE ANY QUESTIONS CONCERNING THE DEMOLITION WORK PLEASE CONTACT MR. JOSEPH DeLIZIA OR MR. ANDREW HOLTAN OF THE HEALTH DEPARTMENT'S AIR/WASTE DIVISION. THEY CAN BE REACHED AT 443-643-0335 OR 443-643-0326, RESPECTIVELY.

LEGEND

- PROPERTY BOUNDARY LINE
- SOILS BOUNDARY
- EX CONTOURS
- WETLANDS
- EX TREELINE
- SLOPES 15% - 25%
- SLOPES 25% AND GREATER
- 100 YEAR FLOODPLAIN
- 75' NRD BUFFER
- 25' STATE BUFFER
- 50' 100 YEAR FLOODPLAIN BUFFER
- PROP. RIGHT-OF-WAY
- PROP. LOT LINE
- PROP. CONOUR
- PROP. LOT NUMBER
- EX LOT NUMBER
- PROP. STORM DRAIN
- PROP. SANITARY SEWER
- PROP. WATER
- PROP. FORCE MAIN
- WALKING TRAIL

SOIL CHART

SYMBOL	NAME	DEPTH TO WATER TABLE (FEET)	HYDRIC	PRIME AG	K VALUE
BrD3	BRANDYWINE GRAVELLY LOAM	> 5	---	---	.20
CcB2	CHESTER SILT LOAM	> 5	---	X	.32
CcC2	CHESTER SILT LOAM	> 5	---	---	.32
Cu	CODORUS SILT LOAM	1.5 - 2	I	---	.49
GnB	GLENVILLE SILT LOAM	1 - 3	I	X	.32
Hb	HATBORO SILT LOAM	0 - 1	X	---	.48
LgD3	LEGORE SILTY CLAY LOAM	> 4	---	---	.24
MbB2	MANOR LOAM	> 5	---	X	.37
MbC2	MANOR LOAM	> 5	---	---	.37
MbC3	MANOR LOAM	> 5	---	---	.37
MbD2	MANOR LOAM	> 5	---	---	.37
MbD3	MANOR LOAM	> 5	---	---	.37
McB2	MANOR LOAM	> 5	---	---	.37
MgC	MANOR & GLENELG VERY STONEY LOAM	NL	---	---	.32
MgD	MANOR & GLENELG VERY STONEY LOAM	NL	---	---	.32
MsB2	MONTALTO SILT LOAM	> 5	---	X	.32
NeC2	NESHAMINY SILT LOAM	> 4	---	---	.32

X = HYDRIC
I = INCLUSIONAL
NL = NOT LISTED

REVISIONS		
REV#	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

OWNER
JAMES ROBERT BLAKE
DAVID PAUL BLAKE ET AL
1308 VANDERBILT ROAD
BEL AIR, MARYLAND 21014-2238

DEVELOPER
452 RED PUMP ROAD L.L.C.
P.O. BOX 7
FALLSTON, MARYLAND 21047

FREDERICK WARD ASSOCIATES
ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS
P.O. Box 727, 5 South Main Street
Bel Air, Maryland 21014-0727
410-879-2090
410-893-1243 fax
www.frederickward.com

PRELIMINARY PLAN
BLAKE'S LEGACY
THIRD ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

ENGINEER'S SEAL
SUBMITTED
JAN 06 2010
Frederick Ward Associates, Inc.

DATE	01/06/10
SCALE	1"= 100'
DESIGNED BY	KLS
DRAWN BY	JSZ
DRAWING NO.	PP01
SHEET	1 of 1
FWA JOB NUMBER	2021048.00

M:/PROJECTS/2021048/ENGR/2011204/PP BLAKES 114 LOTS.DGN -- JSZ